

**CITY OF CHULA VISTA
MINUTES
HOUSING ADVISORY COMMISSION**

Tuesday, August 30, 2011
3:30 P.M.

**CITY HALL BY COUNCIL CHAMBERS
CONFERENCE ROOM #C101**

CALL TO ORDER/ROLL CALL – 3:30 P.M.

PRESENT: Earl Jentz, Michael Lengyel, Mark Minas, Margie Reese, Mauricio Torre

ABSENT: Dina Chavez (excused), Armida Martin Del Campo (unexcused)

STAFF: Stacey Kurz, Senior Project Coordinator
Mandy Mills, Housing Manager
JR Provencher, Senior Code Enforcement Officer
Carol Trujillo, Deputy City Attorney
Karin Schmerler, Senior Public Safety Analyst

1. APPROVAL OF MINUTES

April 27, 2011

Member Reese made a motion to approve the minutes. Member Torre seconded the motion. All members (4-0) agreed to the approval of the minutes.

2. ELECTION OF NEW CHAIR AND VICE CHAIR FOR FISCAL YEAR 2011/2012

Member Minas made a motion to table the item until full membership was present. Member Reese seconded the motion. All members (4-0) agreed to table.

3. MULTI-FAMILY INSPECTION PROGRAM

Staff Provencher provided a presentation regarding code enforcement programs within the city and specifically the multi-family inspection program, see Exhibit 1. He indicated that there are over 2,800 units within the city (all complexes of 5 units or more and inspect 10% of the units) and they are to be inspected on a 5-7 year rotation.

4. APARTMENT SAFETY PROGRAM

Staff Trujillo provided a presentation on a grant program the Police Department received to inspect and identify problem multi-family housing complexes within the City, see Exhibit 2. Once identified the Police Department works with owners and management to provide them tools to reduce calls for service and other public nuisance issues.

5. HOME RENTAL REHABILITATION PROGRAM

Staff Kurz provided a presentation on a new program that would utilize the two programs presented by the Code Enforcement and Police Departments to target complexes that may need financial assistance to make safety and health related improvements to their complexes, see Exhibit 3. The rehabilitation loan program would be low cost to recipients and have built in interest rate reductions for good performance.

Member Reese made a motion to recommend staff continue the development of the program for Council review. Member Torre seconded the motion. All members (4-0) agreed to the recommended action.

6. STAFF COMMENTS

Staff Kurz provided an update for the following projects:

- The Landings II – Open House October 20th, time TBD – Project has been completed, leased-up and would be celebrating with a grand opening, formal invitations would follow.
- Trenton Avenue Acquisition/Rehabilitation – Project has been completed and leased-up.
- First-Time Homebuyer Program – Recent market changes have been good for first-time homebuyers and the city is seeing persons being successful on their own purchasing. Is freeing monies up for more creative projects.
- October 29th South Bay Homeownership Resource Fair – See Exhibit 4
- San Diego Foundation Workshop – See Exhibit 5
- Community Housing Improvement Program (CHIP) – Program is currently on hold due to funding commitments made by City Council for other programming. Staff is looking into other funding sources for the program.

7. MEMBER'S COMMENTS

None.

8. PUBLIC COMMUNICATIONS

None.

- 9. ADJOURNMENT** – Meeting was adjourned at 5:25 p.m. Scheduling of the next meeting would occur at a later time, since the regular meeting of October 26, 2011 conflicts with other Housing staff schedules.



Recorder, Stacey Kurz

Exhibit 1 – Multi-Family Inspection Program Presentation

Exhibit 2 – Apartment Safety Program Presentation

Exhibit 3 – HOME Rental Rehabilitation Program Presentation

Exhibit 4 - October 29th South Bay Homeownership Resource Fair Flyer

Exhibit 5 - San Diego Foundation Workshop Flyer